

REVISED AGENDA*
PUEBLO COUNTY PLANNING COMMISSION
Commissioners' Chambers, Pueblo County Courthouse
215 West 10th Street
December 17, 2013
5:00 P.M.

*(Revised 12-13-13, "PUDs" was added to Acceptance of Map Amendments and PUD 2013-005 and PUD 2013-004 were included; SUP 1999-007 was removed from Regular Items and placed under Continuances)

(The Record: The Planning Department staff report and the application submitted by the applicant for each agenda item and any supplemental information distributed by staff at the meeting are automatically incorporated as part of the Record unless specific objections are raised and sustained at the public hearing. Any additional materials used by the applicant or others in support of or in opposition to a particular agenda item may, at the discretion of the person or entity using the materials, be submitted for inclusion in the Record. Such materials for which a request for inclusion in the Record is made shall, at the discretion of the administrative body, be made a part of the Record. Note: Any materials including documents and/or instruments submitted for inclusion in the Record and admitted by the administrative body must be left with the Clerk.)

1. Roll Call and Declaration of Quorum.
2. Approval of November 19, 2013 Minutes.
3. Chairperson's Report.
4. Director's Report:
 - (a) Acceptance of Map Amendments/PUDs:
 - 41 North Precision Drive Planned Unit Development No. 2013-005, Organic Seed, LLC (Applicant), Shabro Holdings, LLC (Owner), Way Architects, P.C., Doug Fullen (Representative), 41 North Precision Drive. Applicant requests approval of 41 North Precision Drive Planned Unit Development (PUD) rezoning the property from the I-2, Light Industrial Zone District to the North Precision Drive PUD. The North Precision Drive PUD is to accommodate Medical Marijuana Establishment to include Medical Marijuana Center, Medical Marijuana-Infused Products Manufacturing Operation, Medical Marijuana Optional Premise Cultivation Operation, Storage Warehouse and Retail Marijuana Establishment to include Retail Marijuana Store, Retail Marijuana-Infused Product Manufacturing Facility, Retail Marijuana Cultivation Facility, Retail Marijuana Testing Facility, and Storage Warehouse in the existing building as well as in proposed greenhouse(s) and warehouse/storage area/building(s). The property contains 1.00 acre and is located on the west side of Precision Drive, north of Enterprise Drive in Pueblo West.
 - The Greenside West Planned Unit Development No. 2013-004, Henry Roman Borunda (Applicant/Owner), Clark Engineering, LLC, Laurie Clark, P.E. (Representative), 749 East Enterprise Drive. Applicant requests approval of The Greenside West Planned Unit Development (PUD) rezoning the property from the B-4,

Community Business Zone District to the The Greenerside West PUD. The Greenerside West PUD is to accommodate Medical Marijuana Establishment to include Medical Marijuana Center, Medical Marijuana-Infused Products Manufacturing Operation, Optional Premise Cultivation Operation, Storage Warehouse, Medical Marijuana Contiguous Optional Premises Cultivation Operation and Retail Marijuana Establishment to include Retail Marijuana Store, Retail Marijuana Cultivation Facility, Retail Marijuana Product Manufacturing Facility Retail Marijuana Testing Facility, Retail Marijuana-Infused Products Manufacture, Storage Warehouse, and all Retail and Personal Service Uses in the existing building as well as in proposed greenhouses and warehouse/storage area/building(s). The PUD also proposes an enclosed Smoking Patio. Proposed fencing and screening for the Smoking Patio, Storage and Cultivation Areas to provide 80% opacity, exclusive of seams. The property contains 2.52 acres and is located at the northeast corner of the intersection of Enterprise Drive and Laser Drive in Pueblo West.

(b) Correspondence.

(c) Continuances:

- [Special Use Permit No. 2013-015](#), AT&T Mobility (Applicant), c/o Vertical Real Estate Consulting, Inc., Tim Carr (Representative), Gregory J. and Laurie E. Clark (Owners), Rock Creek Road and State Highway 78 West. The applicant is requesting a special use permit to allow the establishment of an 149-foot monopole type telecommunications tower and related accessory buildings and support facilities on a 2,500 square foot leased parcel of land in an A-1, Agricultural (minimum 35 acre) Zone District. The leased parcel is encompassed within the southwest corner of a 155.62± acre parcel of land which is located on the north side of Colorado State Highway 78 West northwest of its intersection with Rock Creek Road.

The applicant requested continuance to the February 25, 2014 Planning Commission meeting.



- [Special Use Permit No. 2013-017](#), AT&T Mobility (Applicant), c/o Vertical Real Estate Consulting, Inc., Tim Carr (Representative), R. Lewis Fillmore (Owner), Boone Road. The applicant is requesting a special use permit to allow the establishment of an 195-foot lattice type telecommunications tower and related accessory buildings and support facilities on a 2,500 square foot leased parcel of land in an A-1, Agricultural (minimum 35 acre) Zone District. The leased parcel is encompassed within the easterly half of a 234± acre parcel of land which is located on the east side of Boone Road northeast of its intersection with Garcia Road in the Boone area.

The applicant requested continuance to the February 25, 2014 Planning Commission meeting.



- [Special Use Permit No. 591 \(aka SUP No. 1986-015\)](#), Fourth Amendment, Pueblo West Sportsman's Association (Applicant/Owner), James T. Cook, Esq. (Representative). The applicant/owner is requesting a Fourth Amendment to Special Use Permit No. 591 (aka SUP No. 1986-015) originally approved by the Pueblo County Planning Commission in 1986 with three amendments approved in 1990, 1993, and 2011. The amendments are to address zoning violations and others are to address planned uses for the site. Also, the Fourth Amendment proposes to revise the language for Condition 2. The property is located at the northern end of Loma Drive in Pueblo West, is in the A-1, Agricultural (minimum 35 acre) Zone District, and contains 160 acres.

The applicant requested continuance to the January 28, 2014 Planning Commission meeting.



- [Special Use Permit No. 1999-007 Amendment](#), Stonewall Springs Quarry LLC (Owner), Fremont Paving & Redi-Mix Inc. (Applicant/Owner), Environmental Alternatives, Inc., c/o Angela Bellantoni (Representative), Located west of Nyberg Road, between East State Highway 96 and East U.S. Highway 50. This is an amendment of Special Use Permit No. 1999-007 which was originally approved by the Pueblo County Planning Commission on May 25, 1999. The special use permit allowed sand and gravel extraction, crushing, screening, washing, and stockpiling within 448± acres in an A-1, Agricultural Zone District with a proposal to reclaim 300 surface acres to a permanent (unlined) lake for recreation. The applicant requests an amendment to change the reclamation plan to construct lined water storage reservoirs with an approximate capacity range of 3,210-8,140 acre feet, open space, and/or wetlands as final reclamation. The property is located north of the Arkansas River and west of Nyberg Road, between East State Highway 96 and East U.S. Highway 50.

This special use permit was continued from the October 22, 2013 Planning Commission meeting. The applicant requested continuance to the January 28, 2014 Planning Commission meeting.



(d) Withdrawals.

(e) Board of County Commissioners' Action.

(f) Administrative Review:

- [Special Use Permit No. 2006-020](#), John Sliman, Southwest Farms, Inc. (Owner/Applicant), Joe Gagliano, LJ Development, Inc. (Representative). This is an administrative review for a special use permit allowing gravel pits (extraction and processing of natural deposits), a concrete batch plant, and a hot mix (asphalt) plant on two sites, totaling 323± acres, located within an A-1, Agricultural (minimum 35

acre) Zone District. The properties are located south of Highway 96 East, in areas to the east and to the west of 39th Lane, north of the Arkansas River.



5. Statement of Hearing Procedures by Chairperson.
6. Hearing of Cases.

CONSENT ITEMS:

The **Consent Agenda** contains items for which staff is recommending approval and as of the publication of the agenda, there was no known opposition and the applicants are in agreement with staff's recommended conditions of approval. Staff will present the **Consent Agenda** in a summary format. If any member of the Commission or a member of the audience wants to remove an item from the **Consent Agenda** to facilitate an individual, full public hearing regarding that item, they must request the item be removed from the **Consent Agenda** following the summary presentation of the Consent items. The item will be removed from the **Consent Agenda** and placed at the end of the **Regular Agenda**. Upon completion of the summary of the **Consent Agenda** items and the removal of any items requested for individual, full public hearing, the Commission will take action regarding the remaining items on the **Consent Agenda** in the form of a single vote.

1. [SPECIAL USE PERMIT NO. 2013-014](#) - NE Colorado Cellular, Inc. (Applicant)
dba Viaero Wireless
c/o Edward Gonzalez (Representative)
4th & Main, LLC (Owner)
NW corner of East 11th Street and Kennie Avenue



The applicant is requesting a special use permit to allow the establishment of an 180-foot lattice type telecommunications tower and related accessory buildings and support facilities on a 10,000 square foot leased parcel of land in an A-1, Agricultural (minimum 35 acre) Zone District. The leased parcel is encompassed within a 13.4± acre parcel of land which is located on the north side of East 11th Street between Gary and Kennie Avenues in the Fearnowville area.

2. [SPECIAL USE PERMIT 2013-016](#) - Tony J. Beltramo & Sons, Inc.,
c/o Robert D. Beltramo (Applicant)
Anthony J. and Dorothy Cesar (Owners)
LJ Development, Inc., c/o Joe Gagliano
(Representative)
23000 St. Charles Road



Applicant requests a special use permit for natural deposits extraction and processing of construction aggregates (sand, gravel, and structural fill); stockpiling, crusher, and screening plant within a 9.9± acre permit boundary area in an A-1, Agricultural (minimum 35 acre) Zone District. The application includes a proposal to reclaim the mined area to its post mining use of rangeland. The property contains 39.67± acres and is located southeast of St. Charles Road at approximately 23000 St. Charles Road between Lime Road and Doyle Road. The proposed name of the project is Cesar 111 Borrow Pit.

REGULAR ITEMS:

- a) [PLANNED UNIT DEVELOPMENT NO. 2013-005](#) - Organic Seed, LLC (Applicant)
Shabro Holdings, LLC (Owner)
Way Architects, P.C., Doug Fullen (Representative)
41 North Precision Drive



Applicant requests approval of 41 North Precision Drive Planned Unit Development (PUD) rezoning the property from the I-2, Light Industrial Zone District to the North Precision Drive PUD. The North Precision Drive PUD is to accommodate Medical Marijuana Establishment to include Medical Marijuana Center, Medical Marijuana-Infused Products Manufacturing Operation, Medical Marijuana Optional Premise Cultivation Operation, Storage Warehouse and Retail Marijuana Establishment to include Retail Marijuana Store, Retail Marijuana-Infused Product Manufacturing Facility, Retail Marijuana Cultivation Facility, Retail Marijuana Testing Facility, and Storage Warehouse in the existing building as well as in proposed greenhouse(s) and warehouse/storage area/building(s). The property contains 1.00 acre and is located on the west side of Precision Drive, north of Enterprise Drive in Pueblo West.

- b) [THE GREENERSIDE WEST PLANNED UNIT - DEVELOPMENT NO. 2013-004](#) - Henry Roman Borunda (Applicant/Owner)
Clark Engineering, LLC, Laurie Clark, P.E.
(Representative)
749 East Enterprise Drive



Applicant requests approval of The Greenside West Planned Unit Development (PUD) rezoning the property from the B-4, Community Business Zone District to the The Greenside West PUD. The Greenside West PUD is to accommodate Medical Marijuana Establishment to include Medical Marijuana Center, Medical Marijuana-Infused Products Manufacturing Operation, Optional Premise Cultivation Operation, Storage Warehouse, Medical Marijuana Contiguous Optional Premises Cultivation Operation and Retail Marijuana Establishment to include Retail Marijuana Store, Retail Marijuana Cultivation Facility, Retail Marijuana Product Manufacturing Facility Retail Marijuana Testing Facility, Retail Marijuana-Infused Products Manufacture, Storage Warehouse, and all Retail and Personal Service Uses in the existing building as well as in proposed greenhouses and warehouse/storage area/building(s). The PUD also proposes an enclosed Smoking Patio. Proposed fencing and screening for the Smoking Patio, Storage and Cultivation Areas to provide 80% opacity, exclusive of seams. The property contains 2.52 acres and is located at the northeast corner of the intersection of Enterprise Drive and Laser Drive in Pueblo West.

7. Unfinished Business.
8. New Business.
9. Reports of Committees.
10. Adjournment.